

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of June, 2005 by and between Tawanda Coleman, married, party of the first part, and Ardena W. Hicks and Desmond E. Woodard, married, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 393, Section B, Revised, Southaven Subdivision, located in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat therof recorded in Plat Book 2, Pages 19-22, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to Tawanda D. McClinton Warranty Deed of record in Book 0389, Page 0571 in the Chancery Clerk's Office of DeSoto County, Mississippi. Tawanda D. McClinton and Tawanda Coleman are one and the same person. Lemont Coleman joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest he may have in the above described property by virtue of his marriage to Tawanda Coleman.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that the lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for 2005 city of Southaven and 2005 county of DeSoto taxes, not yet due and payable and zoning regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record and subdivision restrictions in Plat Book 2, Pages 19-22 and that the title and quiet possession thereto the will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tawanda Coleman
Tawanda Coleman

Lemont Coleman
Lemont Coleman

STATE OF Miss
COUNTY OF Benton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tawanda Coleman and Lemont Coleman to me known, or proved to me on the basis of satisfactory evidence, to the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

WITNESS my hand and Notarial Seal at office this 24th day of June, 2005.

Donna K Beel



Hodges Jeeley

Notary Public

My Commission Expires:

(FOR RECORDING DATA ONLY)

Grantees Name:: Ardena W. Hicks
Property Address: 1371 Ticonderoga
Southaven, MS 38671
Phone No. (901) 344-9362
Phone No. (901) 363-4541

Grantors Name: Tawanda Coleman

1074 Warwick place
Southaven, MS 38671
Phone No. (901) 461-7731
Phone No. (901) 216-1547

Mail Tax Bills to:

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lincoln Hodges
Attorney at Law
7075 Golden Oaks Loop West
Suite 14
Southaven, MS 38671
662-534-1444